PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
December 13, 2023 12:07 PM

PLUS ID: 2024-01-03

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: Springpoint - Moorings at Lewes
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Senior Living Facility improvements including removal of 7 units, addition of 53 units. Net 46 additional units.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 335-8.00-43.01

Project Location: 17028 Cadbury Circle, Lewes, DE 19958

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

SPRINGPOINT AT LEWES, INC.
4814 Outlook Drive, Suite 201
Wall Township, NJ 07753
Phone: (732) 430-3656
Email: hhill-falkoff@springpointsl.org
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Bohler Engineering, LLC
Steve Fortunato, P.E.
Phone: (302) 644-1155
Email: sfortunato@bohlereng.com
Fax: (302) 644-1155

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **37.97**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **MR-RPC - Medium Residential - Residential Planned Community**
Proposed Zoning for this project: **MR-RPC - Medium Residential - Residential Planned Community**

Land Use Information

Present Use for this project area: **Senior living facility with 215 existing units**
Proposed Use for this project: **Senior living facility with 261 total units**

Residential Development Information

Type of Residential: **Other Senior Living Facility**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Age-restricted**
Total number Rental Units: **261**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
261			

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Tidewater Utilities**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Existing stormwater management ponds to be utilized

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **21.34**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A - Not desired/anticipated

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	No	No	
Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

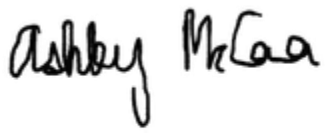
Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Springpoint - Moorings at Lewes

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

_____ 12-14-2023

Signature of Property Owner Date

Springpoint at Lewes, Inc. - Garrett T. Midgett

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
LIMIT OF WORK — LOW — LOW		
LIMIT OF DISTURBANCE — LOD — LOD		
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL / TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	X
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00; TC 516.00 BC 515.55; MATCH EX 518.02 ±)
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

PRELIMINARY SITE PLAN

FOR

SPRINGPOINT AT LEWES, INC

PROPOSED

RESIDENTIAL DEVELOPMENT

LOCATION OF SITE
GILLS NECK ROAD
SUSSEX COUNTY
LEWES, DELAWARE 19958
TAX MAP: 335-8.00-43.01

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
OVERALL SITE PLAN	C-301
SITE PLAN	C-302 TO C-303



LOCATION MAP
SCALE: 1" = 1000'

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REFERENCES AND CONTACTS

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
  BECKER MORGAN GROUP
  309 SOUTH GOVERNORS AVENUE
  DOVER, DE
  DATED: 02/02/23
  PROJECT # 2022291.00
  ELEVATIONS: NAVD 1988
- GEOTECHNICAL INVESTIGATION REPORT:
  GEO-TECHNOLOGY ASSOCIATES, INC.
  21491 BALTIMORE AVENUE, UNIT 1
  GEORGETOWN, DE 19947
  DATED: 5/4/2023

GOVERNING AGENCIES

- FIRE MARSHAL
  OFFICE OF THE STATE FIRE MARSHAL
  22705 PARK AVENUE
  GEORGETOWN, DE 19947
  PHONE: (302) 856-5298
- PLANNING, ZONING COMMITTEE
  SUSSEX COUNTY PLANNING & ZONING DEPARTMENT
  2 THE CIRCLE (PO BOX 417)
  PHONE: (302) 855-7878
  FAX: (305) 854-5079
- ROW JURISDICTION
  DELAWARE DEPARTMENT OF TRANSPORTATION
  SUSSEX COUNTY - GEORGETOWN, DELAWARE
  23697 DUPONT BOULEVARD
  GEORGETOWN, DE 19947
  PHONE: (302) 853-1300
  FAX: (302) 856-7219
- STORMWATER MANAGEMENT
  SUSSEX CONSERVATION DISTRICT
  23818 SHORTLY ROAD
  GEORGETOWN, DE 19947
  PHONE: (302) 856-2105
  FAX: (302) 855-7799
- ENGINEERING DEPARTMENT
  SUSSEX COUNTY ENGINEERING DEPT.
  3RD FLOOR
  2 THE CIRCLE (PO BOX 589)
  PHONE: (302)855-7370
  FAX:(302)855-7799

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

LEGAL DESCRIPTION

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT, WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

DEVELOPER

SPRINGPOINT AT LEWES, INC.
4814 OUTLOOK DRIVE, SUITE 201
WALL TOWNSHIP, NJ 07753
CONTACT: GARRETT T. MIDGETT
PHONE: (732) 430-3656

OWNER

SPRINGPOINT AT LEWES, INC.
4814 OUTLOOK DRIVE, SUITE 201
WALL TOWNSHIP, NJ 07753
CONTACT: GARRETT T. MIDGETT
PHONE: (732) 430-3656

PREPARED BY

BOHLER

CONTACT: STEVEN T. FORTUNATO P.E.

SITE DATA:

1. APPLICANT:
   SPRINGPOINT AT LEWES, INC.
   4814 OUTLOOK DRIVE, SUITE 201
   WALL TOWNSHIP, NJ 07753
2. OWNER:
   SPRINGPOINT AT LEWES, INC.
   4814 OUTLOOK DRIVE, SUITE 201
   WALL TOWNSHIP, NJ 07753

   ENGINEER:
   BOHLER
   18958 COASTAL HWY, SUITE D
   REHOBOTH BEACH, DE 19971
   (302) 644-1155
3. PARCEL:
   T.M. # 335-8.00-43.01
   DEED REFERENCE: BOOK 2934 PAGE 239
   SUSSEX COUNTY
   DELAWARE

   EXISTING ZONING: MR-RPC MEDIUM DENSITY RESIDENTIAL-RESIDENTIAL PLANNED COMMUNITY
   PROPOSED ZONING: MR-RPC MEDIUM DENSITY RESIDENTIAL-RESIDENTIAL PLANNED COMMUNITY
4. AREA:
   PARCEL 335-8.00-43.01: 37.97± AC
5. DENSITY:
   PERMITTED: PER ORDINANCE 2361 29 UNITS
   PROPOSED: 21 COTTAGE AND 32 APARTMENTS = 53 UNITS
6. LAND USE:
   EXISTING: RETIREMENT COMMUNITY WITH 215 EXISTING UNITS
   PROPOSED: REMOVAL OF 7 EXISTING UNITS ADDITION OF 21 COTTAGE AND 32 APARTMENTS UNITS
7. SITE AREA:
   EXISTING:
   EXISTING BUILDING = 4.59 ± AC
   EXISTING PAVEMENT = 9.10 ± AC
   EXISTING OPEN SPACE = 24.28 ± AC
   TOTAL AREA: 37.97± AC

   PROPOSED:
   PROPOSED BUILDING = 2.00 ± AC (EXISTING 4.23 ± BUILDING TO REMAIN)
   PROPOSED PAVEMENT = 1.74 ± AC (EXISTING 8.66 ± PAVEMENT TO REMAIN)
   PROPOSED OPEN SPACE = 21.34 ± AC
   TOTAL AREA: 37.97± AC
8. DATUM:
   HORIZONTAL: NAD 83 (DELAWARE STATE PLANE GRID)
   VERTICAL: NAVD 88
9. ACCESS ROAD: GILLS NECK ROAD (DELAWARE ROUTE 267), LOCAL
10. ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATION.
11. WATER SUPPLY: TIDEWATER UTILITIES
12. SANITARY SEWER: SUSSEX COUNTY
13. STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED
14. UTILITY ELEMENTS TO BE RELOCATED/REPLACED IN ACCORDANCE WITH PROVIDER SPECIFICATIONS, BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE THE SAME PRIOR TO PROJECT BIDDING AND CONSTRUCTION.
15. THIS PROJECT DOES NOT LIE WITHIN A WELLHEAD PROTECTION AREA.
16. ELECTRIC: DELAWARE ELECTRIC CORPORATION
17. PER STATE STORMWATER STUDY GIS MAPPING THERE ARE NO WETLANDS PRESENT ON SITE.
18. THIS PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE .02% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUSSEX COUNTY, DELAWARE, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 10005C0194K EFFECTIVE 3/16/2015 AND 10005C0166K EFFECTIVE 3/16/2015

BULK REQUIREMENTS:		ORDINANCE SECTION	ALLOWED/REQUIRED	PROVIDED
A. LOT AREA		115-34	10,000/7,500 SF*	N/A
B. LOT WIDTH		115-34	75'	N/A
C. LOT DEPTH		115-34	100'	N/A
D. MIN. BUILDING SETBACK				
	FRONT SETBACK	115-156A	40'/30'	N/A
	SIDE SETBACK	115-156A	10'	10'
	REAR SETBACK	115-156A	10'	10'
E. PARKING REQUIREMENTS				
SINGLE FAMILY	2 SPACE/DU	115-162A	21*2=42 SPACES	42 DRIVEWAY /GARAGE SPACES
APARTMENTS	2 SPACE/DU	115-162A	32*2=64 SPACES	64 SPACES
	PARKING DIMENSIONS	N/A	N/A	10' X 20'
ADA	51-75 = 3 SPACES	N/A	3 WITH AT LEAST 1 VAN ACCESSIBLE	3 INCLUDES 2 VAN ACCESSIBLE
F. MIN DRIVE AISLE		115-166E	24'	25'
G. MAX. DENSITY		115-127	XX	XX
H. MAX. BUILDING HEIGHT		115-34	42'	1 STORY- COTTAGE, 2 STORIES- APARTMENT
I. OPEN SPACE		99-21	15%	56%

*SEC 115-127 LOT SIZE MAY BE REDUCED TO 2/3 OF THE NORMAL LOT AREA FOR DETACHED SINGLE FAMILY DWELLINGS. IN NO CASE SHALL A DETACHED SINGLE FAMILY LOT BE CREATED WITH AN AREA OF LESS THAN 7,500 SF.

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN. THAT THIS PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

GARRETT T. MIDGETT — DATE
SPRINGPOINT AT LEWES, INC.
4814 OUTLOOK DRIVE, SUITE 201
WALL TOWNSHIP, NJ 07753
P: (732) 430-3656

CERTIFICATION OF ACCURACY (ENGINEER)

I, STEVEN T. FORTUNATO, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

STEVEN T. FORTUNATO, P.E. — DATE
BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
P: (302)644-1155 / F: (302)703-3173

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	DEA230036.00
DRAWN BY:	CMT
CHECKED BY:	STF
DATE:	11/8/2023
CAD I.D.:	CNDS - 0

PROJECT:

PRELIMINARY SITE PLAN

FOR

SPRINGPOINT AT LEWES

RESIDENTIAL DEVELOPMENT

GILLS NECK ROAD
SUSSEX COUNTY
LEWES, DELAWARE
T.M. # 335-8.00-43.01

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

STEVEN T. FORTUNATO — 24793 — PROFESSIONAL ENGINEER — DELAWARE LICENSE No. 19519 — 11/8/23 — DELAWARE PROFESSIONAL ENGINEER

SHEET TITLE:

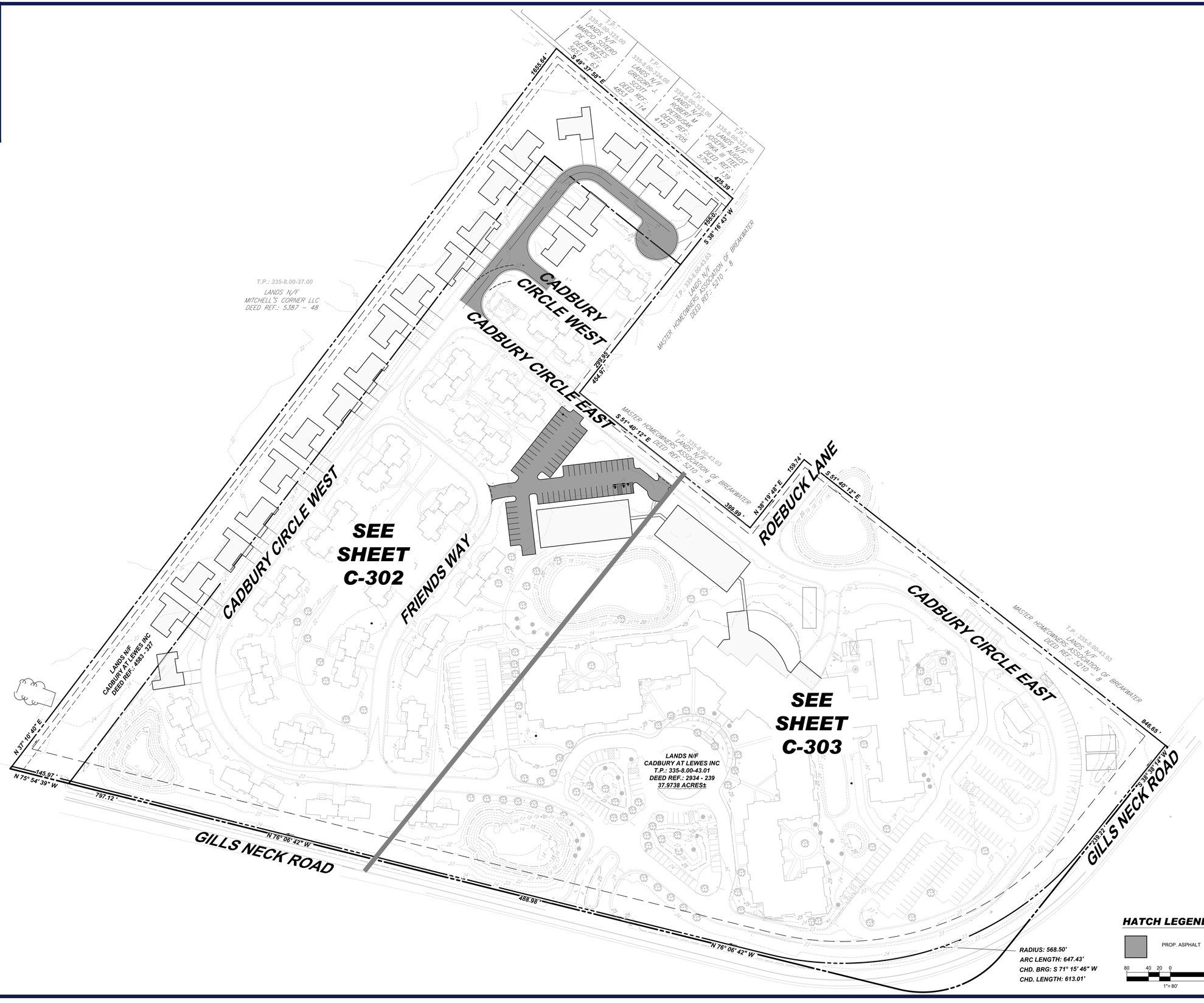
COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 11/8/2023

Dec 13, 2023
H:\2022\DEA230036.00\CAD\DRAWINGS\PLAN SETS\EARLY PRELIMINARY PLAN\DEA230036.00-CNDS-0-----LAYOUT C-101
ACT



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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SUSTAINABLE DESIGN
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PRELIMINARY SITE PLAN

FOR

SPRINGPOINT AT LEWES

RESIDENTIAL DEVELOPMENT

GILLS NECK ROAD
SUSSEX COUNTY
LEWES, DELAWARE
T.M. # 335-8.00-43.01

BOHLER
18958 COASTAL HWY, SUITE D
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Phone: (302) 644-1155
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BohlerEngineering.com

S.T. FORTUNATO
PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 19519
11/8/2023
DELAWARE PROFESSIONAL ENGINEER

SHEET TITLE:

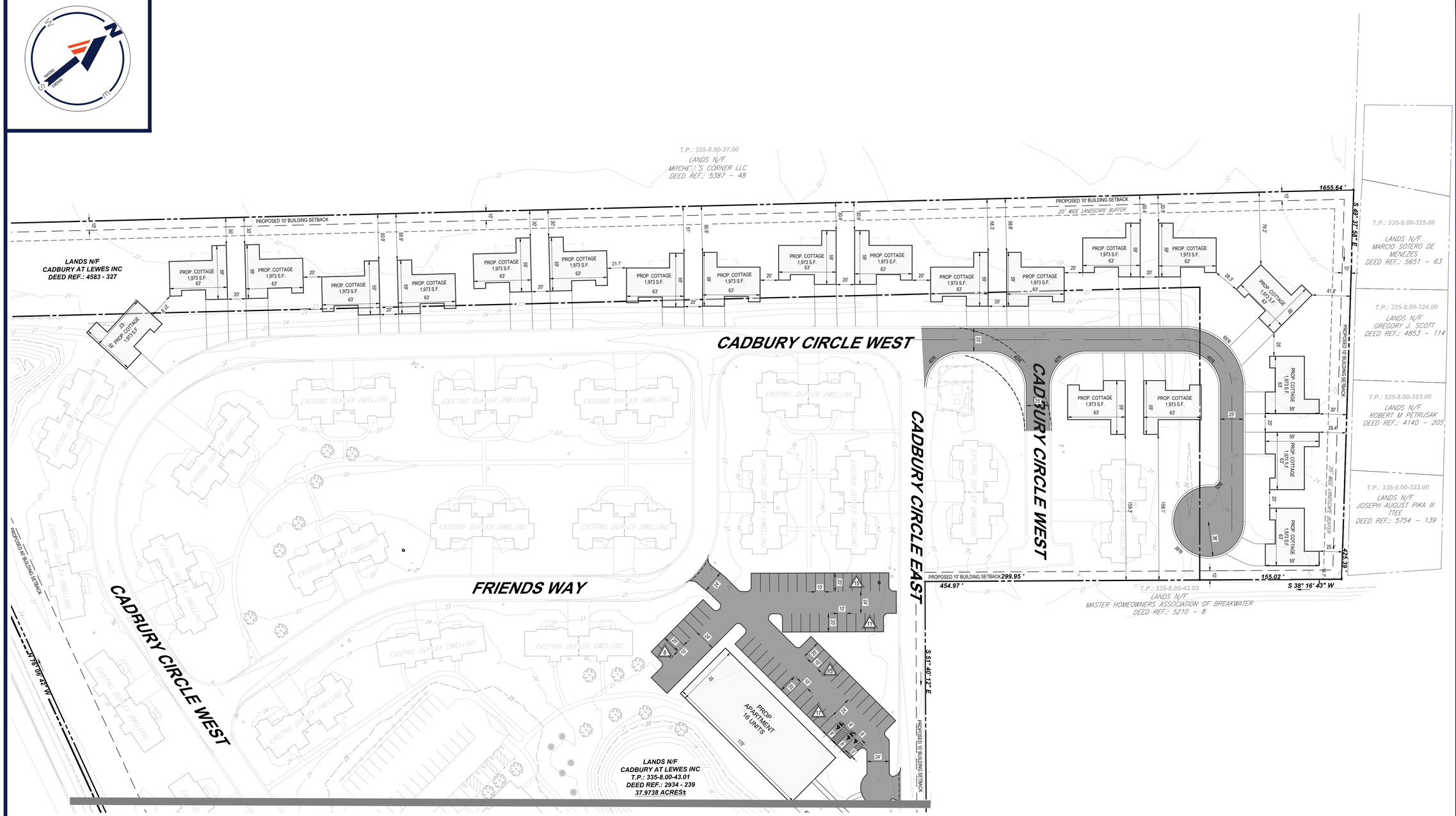
OVERALL SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 11/8/2023

Dec 13, 2023
H:\2023\DEA230036.00\CAD\DRAWINGS\PLAN SETS\EARLY PRELIMINARY PLAN\DEA230036.00-PSP-0----LAYOUT C-301
CT



REFERENCE - SHEET C-303

HATCH LEGEND

PROP. ASPHALT

50 25 12.5 0 50

1"= 50'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE DESIGN, IDEAS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
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REVISIONS

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FOR

SPRINGPOINT AT LEWES

RESIDENTIAL DEVELOPMENT

GILLS NECK ROAD
SUSSEX COUNTY
LEWES, DELAWARE
T.M. # 335-8.00-43.01

BOHLER

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S. T. FORTUNATO
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. 19519
DE 11/8/23
DELAWARE PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

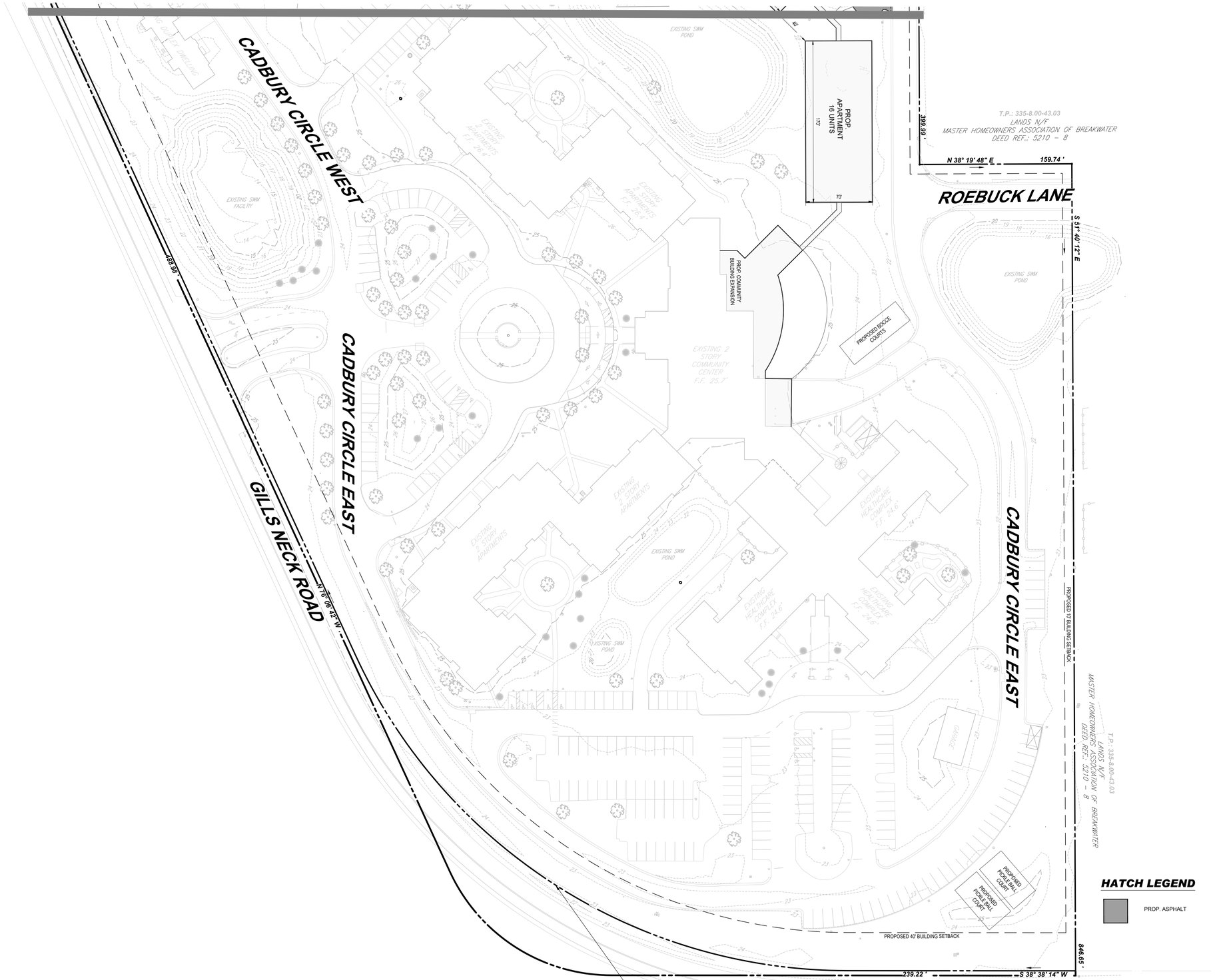
SHEET NUMBER:

C-302

ORG. DATE - 11/8/2023

Dec 13, 2023
H:\2023\DEA230036.00\CAD\DRAWINGS\PLAN SETS\EARLY PRELIMINARY PLAN\DEA230036.00-PSP-0-----LAYOUT C-302

REFERENCE - SHEET C-302



HATCH LEGEND

PROP. ASPHALT

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ALWAYS CALL 811

It's fast. It's free. It's the law.

PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.:	DEA230036.00
DRAWN BY:	CMT
CHECKED BY:	STF
DATE:	11/8/2023
CAD I.D.:	PSP - 0

PROJECT:

PRELIMINARY SITE PLAN

FOR

SPRINGPOINT AT LEWES

RESIDENTIAL DEVELOPMENT

GILLS NECK ROAD
SUSSEX COUNTY
LEWES, DELAWARE
T.M. # 335-8.00-43.01

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

S. T. FORTUNATO
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. 19519
11/8/23
DELAWARE PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-303

ORG. DATE - 11/8/2023

Dec 13, 2023
H:\2023\DEA230036.00\CAD\DRAWINGS\PLAN SETS\EARLY PRELIMINARY PLAN\DEA230036.00-PSP-0-----LAYOUT C-303
CT

PUBLIC PRE CHECK Results for State Parcel(s): 335-8.00-43.01

Wetlands: Issue Found

DE FIRM: Issues Found

Land and Water Conservation Fund: No Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Delaware Ecological Network: No Issues Found

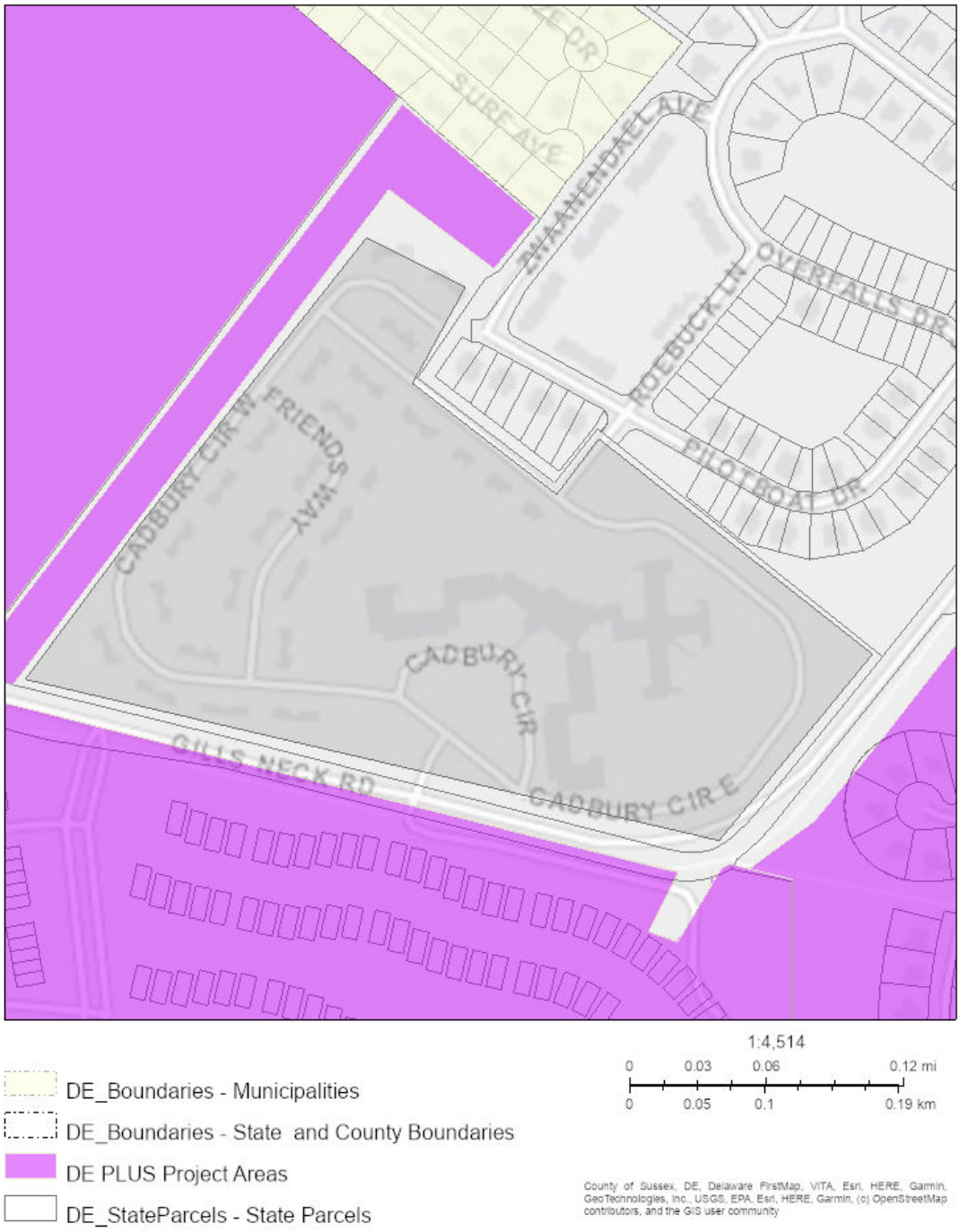
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,311,916.23 ft²

Dec 28 2023 16:55:18 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	1,311,916.21	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	2	1,311,916.12	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	4	36,380.61	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	1,311,916.21	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	335-8.00-43.01	38.77	1,311,916.21

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Greenwich loam, 0 to 2 percent slopes	878,024.18
2	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	433,891.95

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.38	16,387.86
2	0.19	8,262.48
3	0.21	8,075.86
4	0.08	3,654.41

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	1,311,916.21

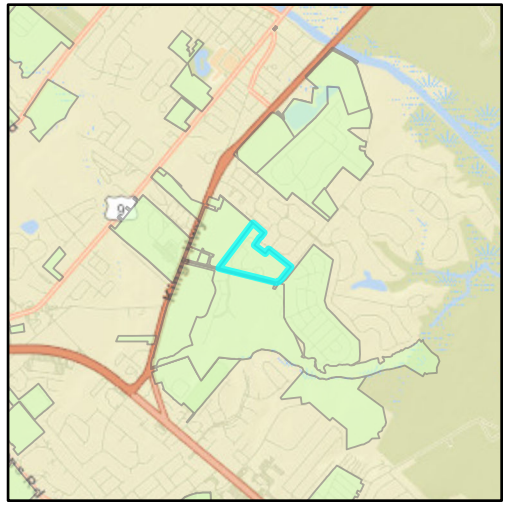
Preliminary Land Use Service (PLUS)

2024-01-03 Springpoint - Moorings at Lewes



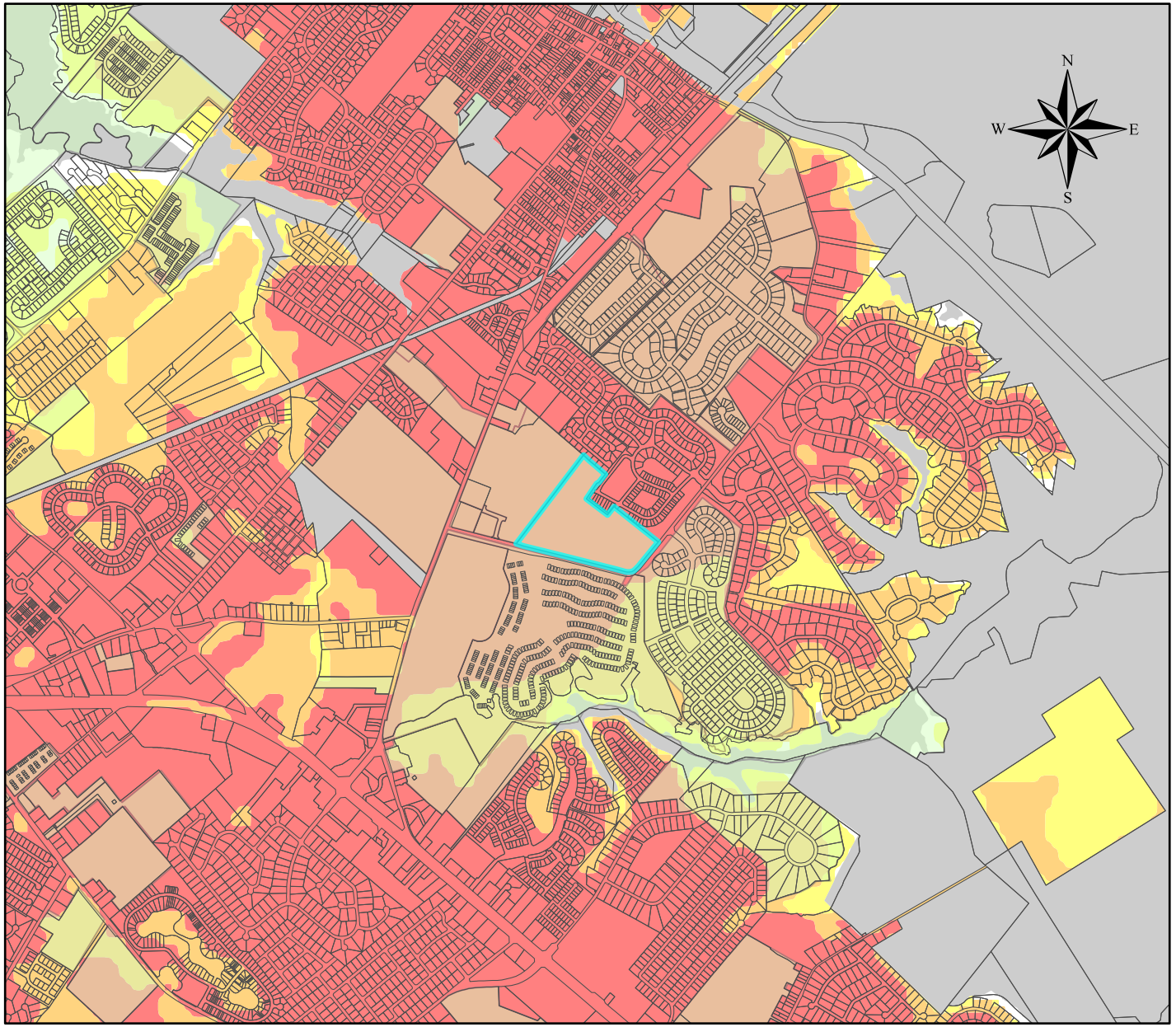
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-01-07 LIC Housing



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

